

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, FEBRUARY 12, 2001

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with Messrs. Kreider and Senhauser and Mmes. Borys, Spraul-Schmidt, Sullebarger and Wallace present. Messrs. Bloomfield, Dale and Raser were absent.

MINUTES

The minutes of the January 29, 2001 meeting were approved (motion by Spraul-Schmidt, second by Borys).

CERTIFICATE OF APPROPRIATENESS AND DOWNTOWN DISTRICT VARIANCE, 23 WEST COURT STREET, COURT STREET HISTORIC DISTRICT

Staff member Adrienne Cowden presented an application for a Certificate of Appropriateness and zoning variance for a sign at 23 West Court Street and a preliminary design for alterations to the storefront and main facade of the building. The Board heard the sign permit application on December 18, 2000. At that time the Board voted unanimously to approve a COA for the sign design, but asked the applicant to reduce its size so as not to require a zoning variance. If, after modification, a zoning variance would still be required, the applicant would return with the plan for the renovation of the storefront that he indicated he was developing.

The proposed sign is now 5'x4'6" and has been sufficiently reduced in width to meet the guidelines for its extension over the sidewalk, but still requires a zoning variance for its area and dimensions. The graphic design remains substantially unchanged. Ms. Cowden said that, as proposed, the sign meets the Court Street Historic District design guidelines and that although the sign exceeds the stipulated 3'6"x3'6" size, it is scaled proportionately for the 48' storefront.

Ms. Cowden also showed an elevation of 23 West Court Street with a new storefront based upon a 1950's photograph of the building. Very little of the original storefront remains, but those pieces that do remain, the pilasters, for instance, are retained in the new design. The Board generally approved of the new scheme and the new surface signage incorporated into the design. Mr. Senhauser suggested that the new projecting sign be mounted above the storefront so as not to interfere with the surface sign. David Fox, the property owner, indicated that the storefront design had been developed prior to his decision to hang a projecting sign and that the surface signage shown in the elevation would not likely be installed. Although its decision on the projecting sign was made independently of the proposed facade renovation, the Board encouraged Mr. Fox to continue to consider the surface sign shown on the elevation.

BOARD ACTION

The Board found that the projecting sign meets the minimum of three Projecting Sign Design Guidelines for the Downtown Development District. It has three fonts, three colors excluding white and black (gray, red and blue), and, as a result of the curved edges, has a shape other than a square or rectangle. Granting the required variance to install this proposed sign at 23 West Court Street is also in the interest of historic conservation and presents no material detriment to public health, safety, welfare or the subject property.

The Board voted unanimously (motion by Sullebarger second by Bloomfield) to accept the staff recommendation to:

1. Find that the sign meets the Court Street Historic District guidelines;
2. Approve a Certificate of Appropriateness for the installation of the proposed projecting sign as illustrated in the drawings presented;
3. Find that all conditions stipulated in Section 1443-507 of the Zoning Code as outlined above are met;
4. Grant variances from the strict application of the Downtown Development Regulations as set forth in Section 1443-409 (b) to permit the installation of the proposed projecting sign as illustrated in the drawings presented, finding that such relief from the literal implication of the Zoning Code:
 - (a) is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic, architectural or aesthetic integrity of the district; and
 - (c) will not be materially detrimental to the public health, safety, and welfare or injurious to the property in the district or vicinity where the property is located.

Ms. Spraul-Schmidt thanked Mr. Fox for his cooperation with the Board and the good work he is doing in the neighborhood.

CERTIFICATE OF APPROPRIATENESS AND USE APPROVAL, 340 READING ROAD, PARKING LOT, OVER-THE-RHINE (SOUTH) HISTORIC DISTRICT

Staff member Daniel Young presented the request for a Certificate of Appropriateness and approval of a conditional use for a lot that has been vacant in Over-The-Rhine since three contributing buildings were demolished by the former owner, Cliff Rydell. The Board approved a Certificate of Appropriateness for the demolition in July 1998; Mr. Rydell paid \$16,000 into the City's Low-Income Housing Retention Fund.

The current owners, Hang and Yenny Ho, propose paving the lot to provide parking for the exclusive use of the adjacent office building they own at 340 Reading Road. Plans include modest landscaping, fencing and paving. The owners were present to answer questions from the Board.

Mr. Kreider commented that conditions imposed upon the former owner for improvement of the lot when the Board approved demolition were never implemented; Mr. Young said Buildings & Inspections cited the previous owner for failure to meet the conditions.

Mr. Senhauser suggested that the second means of egress (onto Elliot Street) was not necessary and that if it were eliminated, the lot could be better screened, through traffic would be eliminated and the applicant might gain an additional parking space. Mr. Ho said he had thought the second egress would offer better flow and might be required for his building permit. He agreed to close the Elliot opening and extend the fence along that street as well as add additional landscaping around the perimeter of the lot and the remaining entry on Broadway. Mr. Kreider suggested that the owners could obtain free street trees from the City.

BOARD ACTION

The Board voted unanimously (motion by Kreider second by Spraul-Schmidt) to:

1. Approve a Certificate of Appropriateness for the creation of a paved surface parking lot with perpendicular parking spaces, including decorative fencing along Broadway and Elliot Street, planting areas at the corners of the lot, and one ingress/egress curb-cut approximately 15' on Broadway, to be shown on plans submitted to the Urban Conservator for final approval.
2. Approve a Conditional Use to permit the creation of this surface parking lot in the O-2 zoning district to serve the parking needs of the adjacent building at 340 Reading Road, on the condition that the applicant file a covenant tying this parking use to the adjacent building.

UPDATES

GRANDIN ROAD HISTORIC DISTRICT

On February 6 Margot Warminski presented to the Hyde Park Neighborhood Council a brief overview of the preliminary report she had prepared on the proposed Grandin Road Historic District. The Historic Conservation Office presented an evaluation of the alternative district boundaries. More than a hundred property owners or their attorneys attended the meeting to express their views on the district designation. The executive board of the Neighborhood Council will consider the issue of a historic district at its February 13 meeting and advise the Historic Conservation Office on the continuation of the study. The Board directed the Urban Conservator to prepare a report summarizing staff's review of the preliminary report and an evaluation of the proposed boundaries.

McALPIN'S DESIGN REVIEW

Mr. Forwood reported that the development agreement between the City and the developer of the McAlpin's block, Madison Marquette, will designate the HCB in lieu of the Urban Design Review Board as the reviewing authority for this project. The HCB will hear a preliminary design review at its regular February 26, 2001 board meeting. Mr. Senhauser suggested that Mmes. Borys and Sullebarger and Mr. Bloomfield serve as a committee of the Board if further informal review is required following the initial presentation.

CERTIFIED LOCAL GOVERNMENT (CLG) GRANT

The Historic Conservation Office and the Ohio Historic Preservation Office are still working out the details of a grant to update the 1978 historic inventory for the City's eight Empowerment Zone neighborhoods

ELIMINATION OF THE NEIGHBORHOOD HOUSING RETENTION ORDINANCE

This item is on the Neighborhood and Public Works Committee agenda for February 13. City Planning Director Liz Blume supports an Over-The-Rhine (North) Historic District to replace the NHR when it expires in May 2001; Mr. Young is already preparing a historic district designation report.

ADJOURNMENT

As there were no other items for consideration by the Board, the meeting adjourned (motion by Spraul-Schmidt second by Sullebarger).

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date